

Location Map
 North City Future Urbanizing Area Framework Plan **1-1**
 FIGURE

1. FRAMEWORK PLAN OVERVIEW

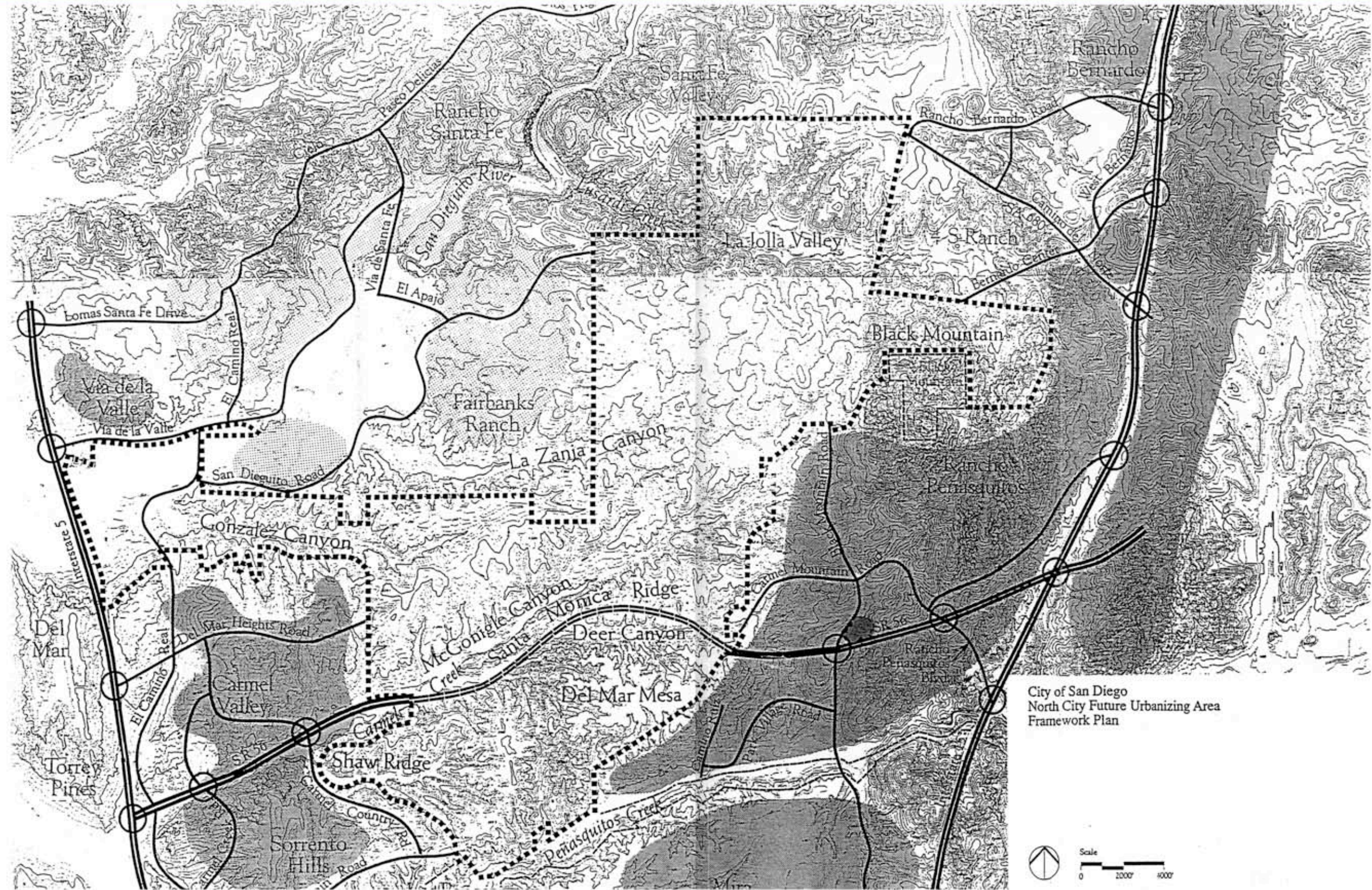
1.1 BACKGROUND

The North City Future Urbanizing Area (NCFUA) is a 12,000-acre area with a range of natural features that rivals the diverse environment of San Diego as a whole. Stretching from Interstate 5 (I-5) on the west almost to Interstate 15 (I-15), with Los Peñasquitos Canyon at the southernmost edge and the Santa Fe Valley to the north, the NCFUA's irregular boundary reflects the natural features and urbanized communities that surround it (see **Figures 1-1** and **1-2**). On clear days, the ocean and Black Mountain are visible from many locations. Major open spaces will always adjoin the NCFUA; already in public ownership are Los Peñasquitos Canyon Preserve and Black Mountain Park (see **Figure 1-3**). Public acquisition efforts for parts of the San Dieguito River Valley are underway.

With a location between I-5 and I-15, the NCFUA might be thought to have ideal transportation connections. Instead, severe congestion on the freeways during peak travel periods and a limited circulation network combine to restrict the intensity of NCFUA uses that can be well served. Long-range projects including trolley extensions and commuter rail service, as well as near-term operational projects such as ramp metering and HOV lanes on I-15, will promote alternatives to drive-alone automobile use. The Framework Plan is designed to increase travel by modes other than the private car.

Largely undeveloped, in 1992 the NCFUA is home to a variety of activities. Large nurseries, commercial agriculture, grazing, large-lot single-family residences, and temporary encampments used by migrant workers and day laborers are found in the NCFUA. But despite the designation of "Future Urbanizing Area," the regulations in effect in 1992 would allow a dramatic change in the area's character, even without any amendments to the City's Progress Guide and General Plan (General Plan). City Council Policy 600-29, "Maintenance of Future Urbanizing Area as an Urban Reserve," lists four development alternatives for properties in the FUA that are designated A-1 (in 1992, A-1 zoning applies to the entire NCFUA). These are development pursuant to the A-1 zone regulations (one dwelling unit per ten acres in most of the plan area), rural clustering at the same density, conditional uses which are non-urban in character, or clustered residential development at a density of one dwelling unit per four acres.

Concern about the possibility of the NCFUA being uniformly developed at low densities consistent with Planned Residential Development (PRD) regulations but without an overall plan reflecting current community priorities was one of the factors that led the City Council to appoint an Advisory Committee for the North City Future Urbanizing Area in October 1990. Other factors included widespread dissatisfaction with the nature and impacts of recent large-scale developments in San Diego and enthusiasm about the prospects of planning something different and better.



NCFUA Vicinity Map

1-2

North City Future Urbanizing Area Framework Plan

FIGURE



In June 1991, the Advisory Committee submitted to the City Council a final report that recommended preparation of an areawide Framework Plan. The committee expressed its conclusion that “this may be the last opportunity to plan, obtain, preserve, and maintain regionally significant interconnected and functional open space systems,” and that development under the prevailing regulatory framework could “inhibit the planning and implementation of open space corridors and the possibility of community designs which lessen transportation and other facility impacts.” Based on the recommendations of the Advisory Committee, preparation of the NCFUA Framework Plan (Framework Plan) was initiated in the Fall of 1991.

The committee defined the Framework Plan as a statement, in graphic and narrative form, which guides the achievement of community goals and objectives. One element of the Framework Plan is identification of major subareas that will receive subsequent planning.

1.2 THE FRAMEWORK PLAN VISION

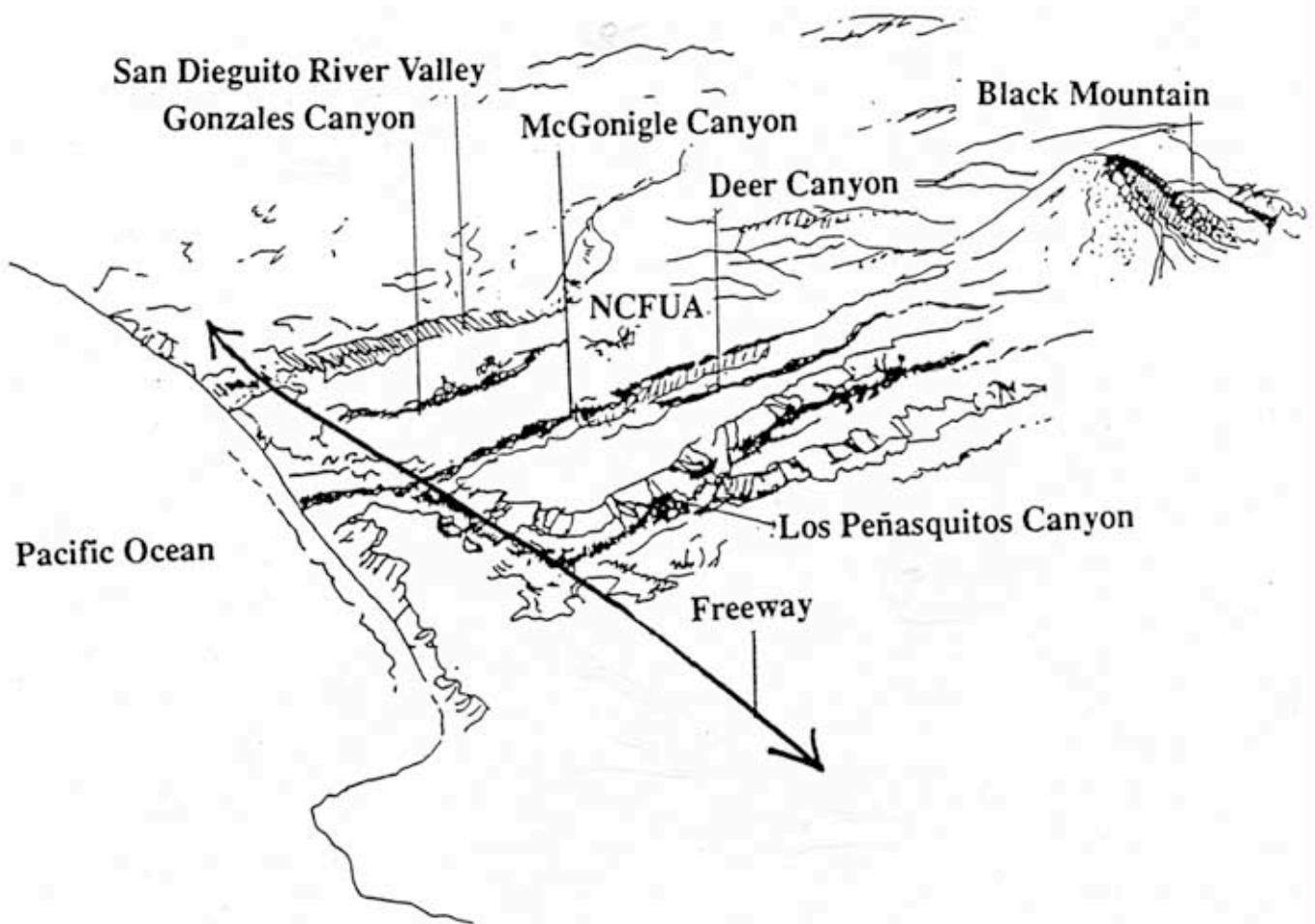
The North City Future Urbanizing Area is a largely undeveloped area defined physically by canyons, valleys, and streambeds, and punctuated by steep gorges and rolling hillsides. In the north, the La Jolla Valley and Lusardi Creek create a scenic focus for the surrounding uplands. In the central part of the NCFUA, McGonigle, Deer, Gonzales, and La Zanja Canyons give the landscape a rich visual texture (see **Figure 1-4**). In the south, Del Mar Mesa is penetrated by dozens of finger canyons.

The NCFUA contains most of the major plant communities endemic to coastal San Diego. Rich stands of threatened plant communities persist, including coastal sage scrub; southern mixed, chemise, and coastal mixed chaparral; scrub oak chaparral and forest; native grasslands; and riparian woodland. The majority of the area, however, has been grazed or farmed, and supports non-native species. Wildlife use is high in the canyons and densely vegetated areas.

This Framework Plan provides a vision or a blueprint for development of the future urbanizing area. This blueprint takes advantage of the natural features of the plan area by preserving scenic value and biological resources and incorporating these features into human landscapes. Open space areas separate and give form to developed areas, providing a visual break and opportunity for recreational pursuits.

The vision for development includes small urban nodes, where cultural facilities will exist, and where shopping is accomplished along old-style Main Streets. This is a community where people should live as neighbors, where human contact can occur through walks to the corner store. And yet, the area will use the best of modern engineering to create scenic roadways and safe, attractive buildings.

The vision for the North City Future Urbanizing Area embodies diversity of building types, public amenities, and people. The NCFUA should in its very essence be different, not just another new community. It should be, at once, distinctive in character and a good neighbor to adjacent areas. This area should combine the best of rustic, picturesque development with the best of tightly arranged, fine-grained, modern villages, all tied together with an extensive open space system.



NCFUA Setting
North City Future Urbanizing Area Framework Plan

1-3
FIGURE

1.3 USING THE FRAMEWORK PLAN

Each of the eight Plan sections following this overview includes three parts:

1. Introductory text, which describes existing conditions or constraints, and describes the land use plan and the process by which the Plan was developed;
2. Guiding principles, which are broad goals, or policy statements to be used in evaluating future planning efforts in the NCFUA; and
3. Implementing principles, which are more specific standards or criteria intended to implement the guiding principles. Implementing principles may be supplanted by zoning after the Zoning Code Update project has been completed and new zones have been applied to the NCFUA.

Tables and figures supplement the text and should be interpreted in combination with the Plan principles. The three parts of the Framework Plan—diagrams, text, and tables—together convey the full intent of the Framework Plan.

Section 2, Framework Plan Implementation, establishes the basic requirements for the preparation of subarea plans and phasing requirements. Guiding principles throughout this document should be used to guide subarea planning efforts.

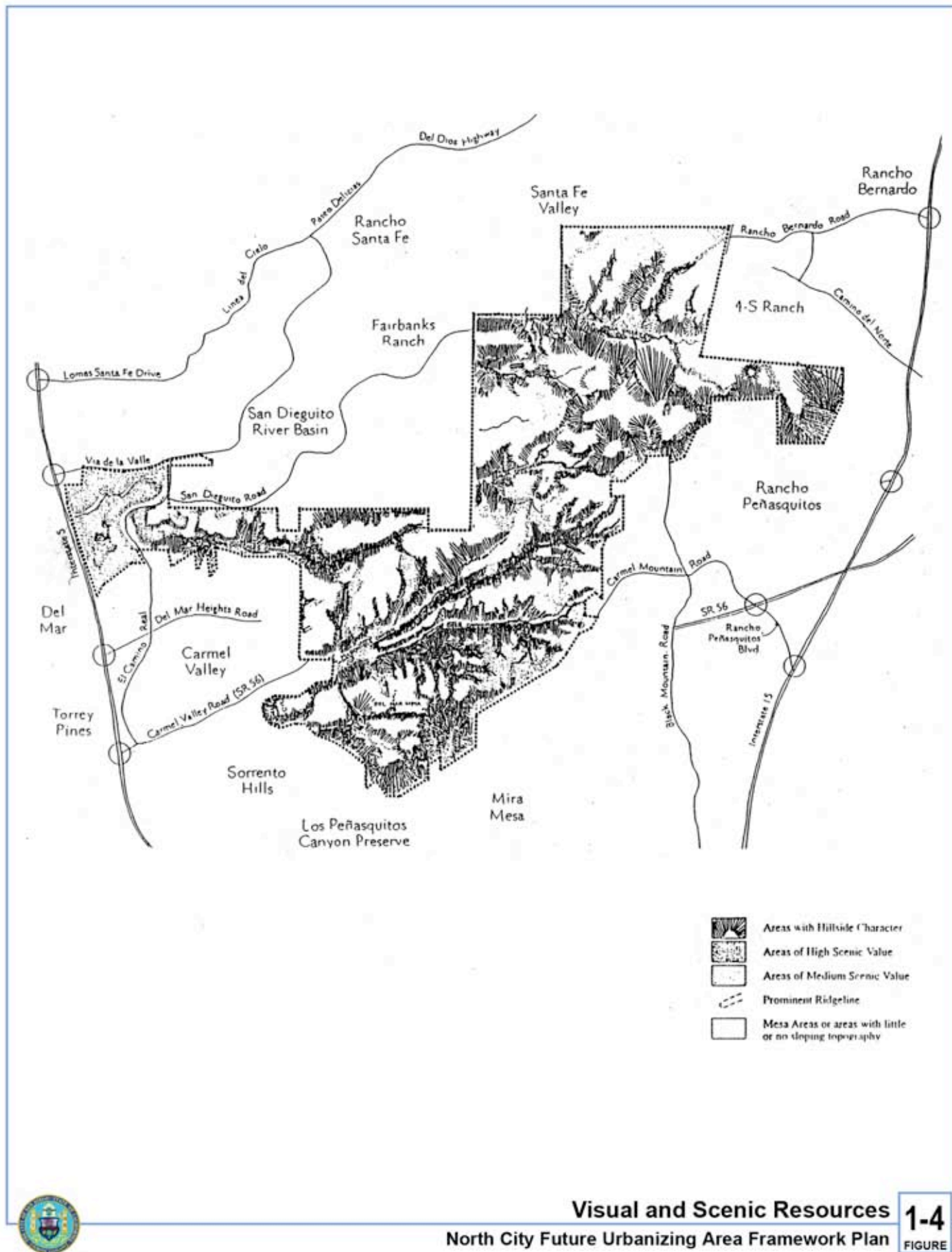
Accompanying the Framework Plan is an Environmental Impact Report (EIR) that assesses the potential impacts of Framework Plan adoption and analyzes alternatives designed to reduce adverse impacts. Certification of a final EIR by the City Council is required with adoption of the Framework Plan.

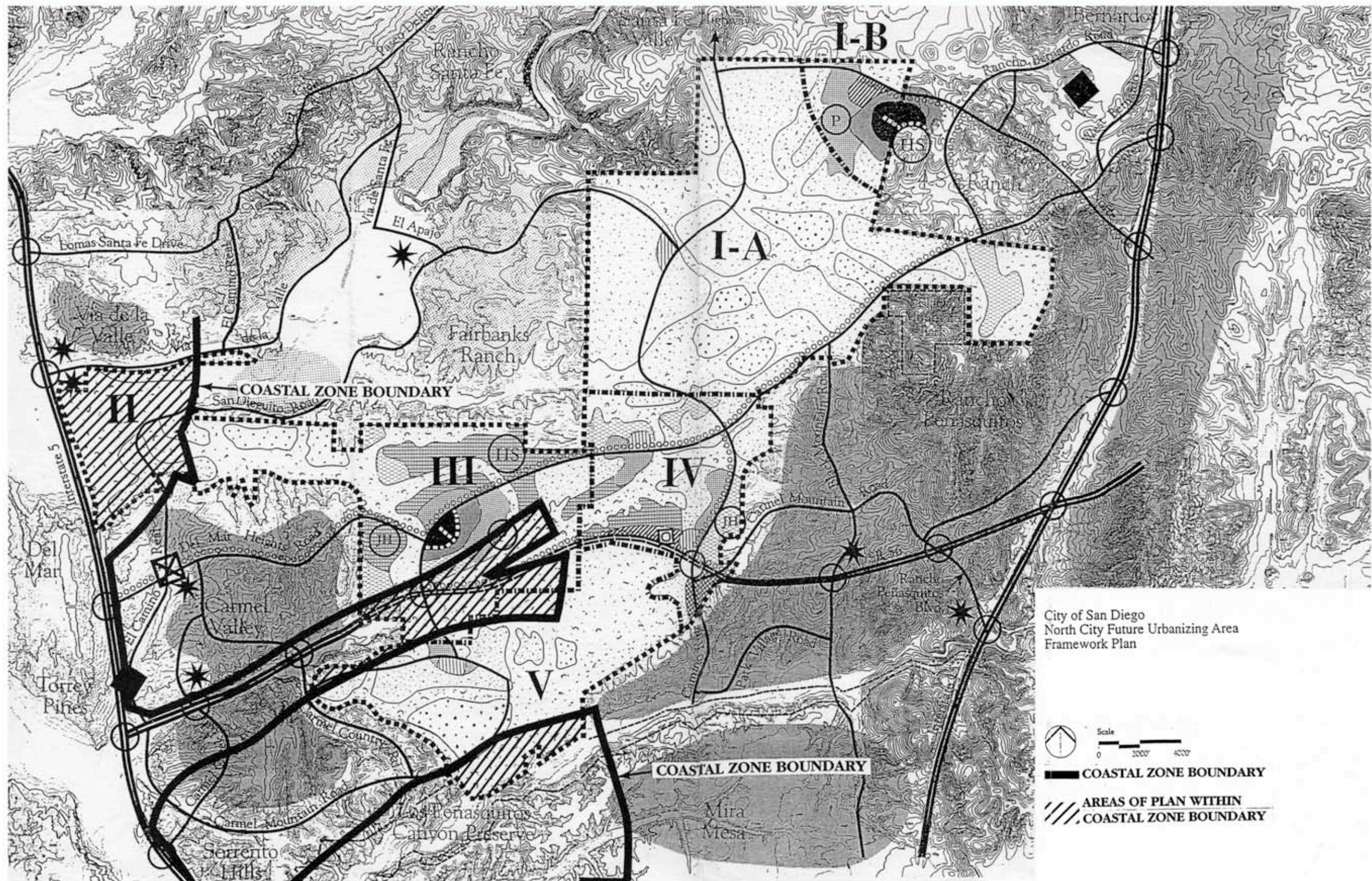
Appendix C is a glossary of terms and abbreviations used in this document.

1.4 PUBLIC PARTICIPATION IN PREPARING THE PLAN

The Citizens Advisory Committee that made its final report to the City Council in July 1991 led the first phase of public participation in the Framework Plan. A second Citizens Advisory Committee was appointed by the City Manager in the Fall of 1991 to work with City staff and consultants during preparation of the Framework Plan. The committee's efforts intensified after initial planning stages during which issues were identified and planning options analyzed.

Broad participation from members of the public was invited at three community workshops during Framework Plan preparation. Many property owners and residents of the NCFUA attended committee meetings as well as the workshops. Additional opportunities for public comment were provided at Planning Commission and City Council sessions during the preparation of the Framework Plan.





Coastal Zone Boundary 1-5

North City Future Urbanizing Area Framework Plan **FIGURE**

